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WILTON'S WAY
22 UNIT CONDOMINIUM DEVELOPMENT
 245 NORWICH-NEW LONDON ROAD (RT 32)
 MONTVILLE, CONNECTICUT
 PREPARED FOR
WESTERN GROUP, LLC

Job Number:
 FE22-1700

Job Start Date:
 1/4/22

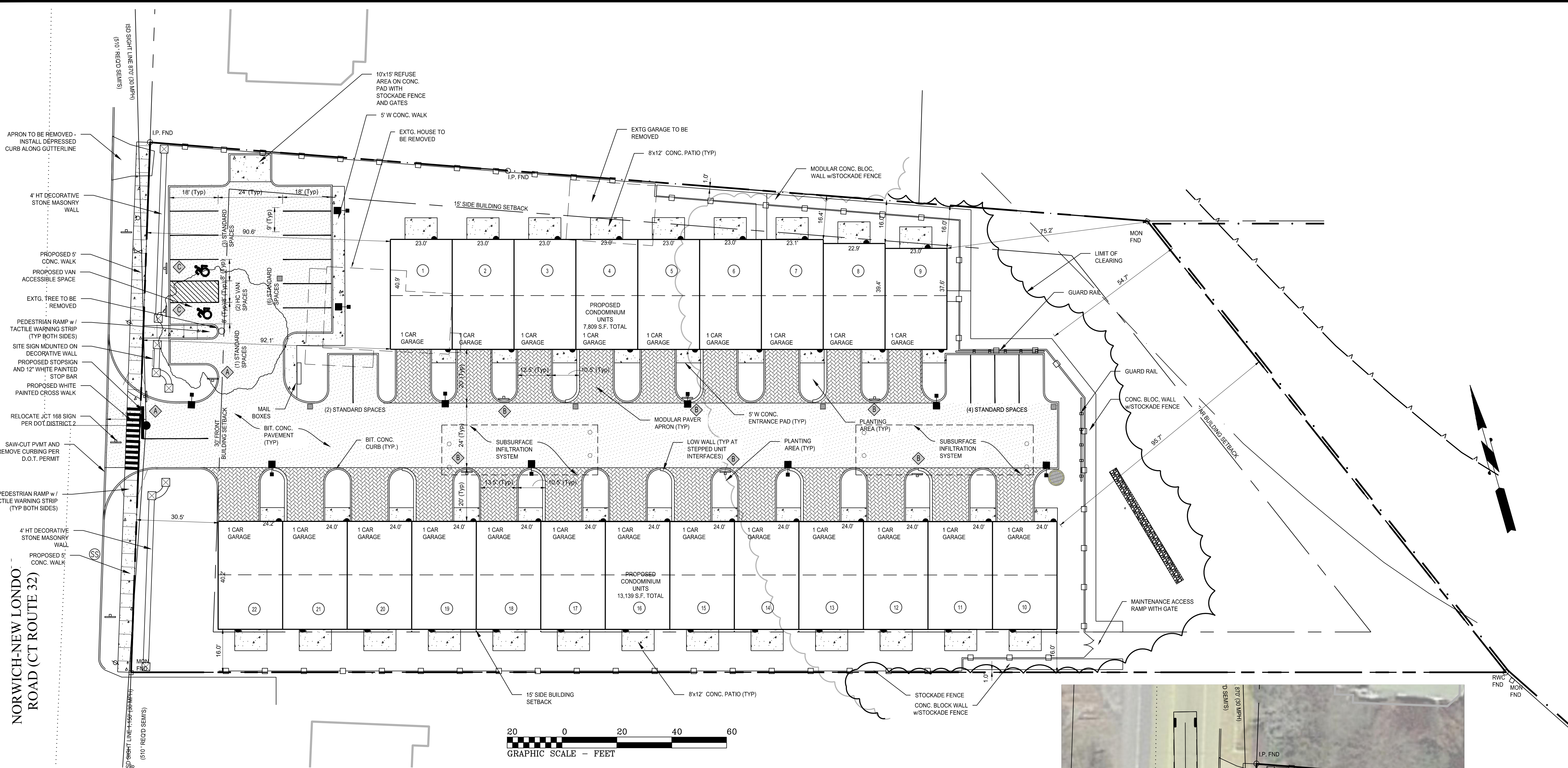
Submission	01/25/22
Staff Comments	03/08/22

Drawn By: Checked By:
 D.R.R. J.E.Q.

Sheet Title:
PROPOSED SITE PLAN

Scale:
 1" = 20'

Sheet Number:
C-2.1



MAP REFERENCES:
 A. "ZONING IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY", DATED 7 JANUARY 2022, SCALE 1"=20', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.

- NOTES:**
- THIS PLAN IS FOR THE PROPOSED CONDOMINIUM BUILDINGS WITH PARKING CONSTRUCTION, SITE UTILITIES, AND MISCELLANEOUS LANDSCAPING. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
 - LOCATION OF EXISTING OUT STRUCTURES, AND TOPOGRAPHY WERE OBTAINED FROM A SURVEY TITLED "ZONING IMPROVEMENT LOCATION & TOPOGRAPHIC PLAN, 245 NORWICH-NEW LONDON ROAD (RT32) MONTVILLE, CONNECTICUT, PREPARED FOR WESTERN GROUP, LLC", DATED 7 JANUARY 2022, SCALE 1"=10', BY FULLER ENGINEERING & LAND SURVEYING LLC.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
 - THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE ZONING DEPARTMENT, FIRE MARSHALL, AND THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
 - THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT PER THE REQUIREMENTS OF THE 2002 CT E&S GUIDELINES.
 - RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
 - LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
 - THIS SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE PER FEMA MAP 09011C0361J EFFECTIVE DATE 8/5/2013.
 - CLEARING LIMIT LINE SHALL BE ESTABLISHED PRIOR TO ANY SITE WORK ACTIVITIES.

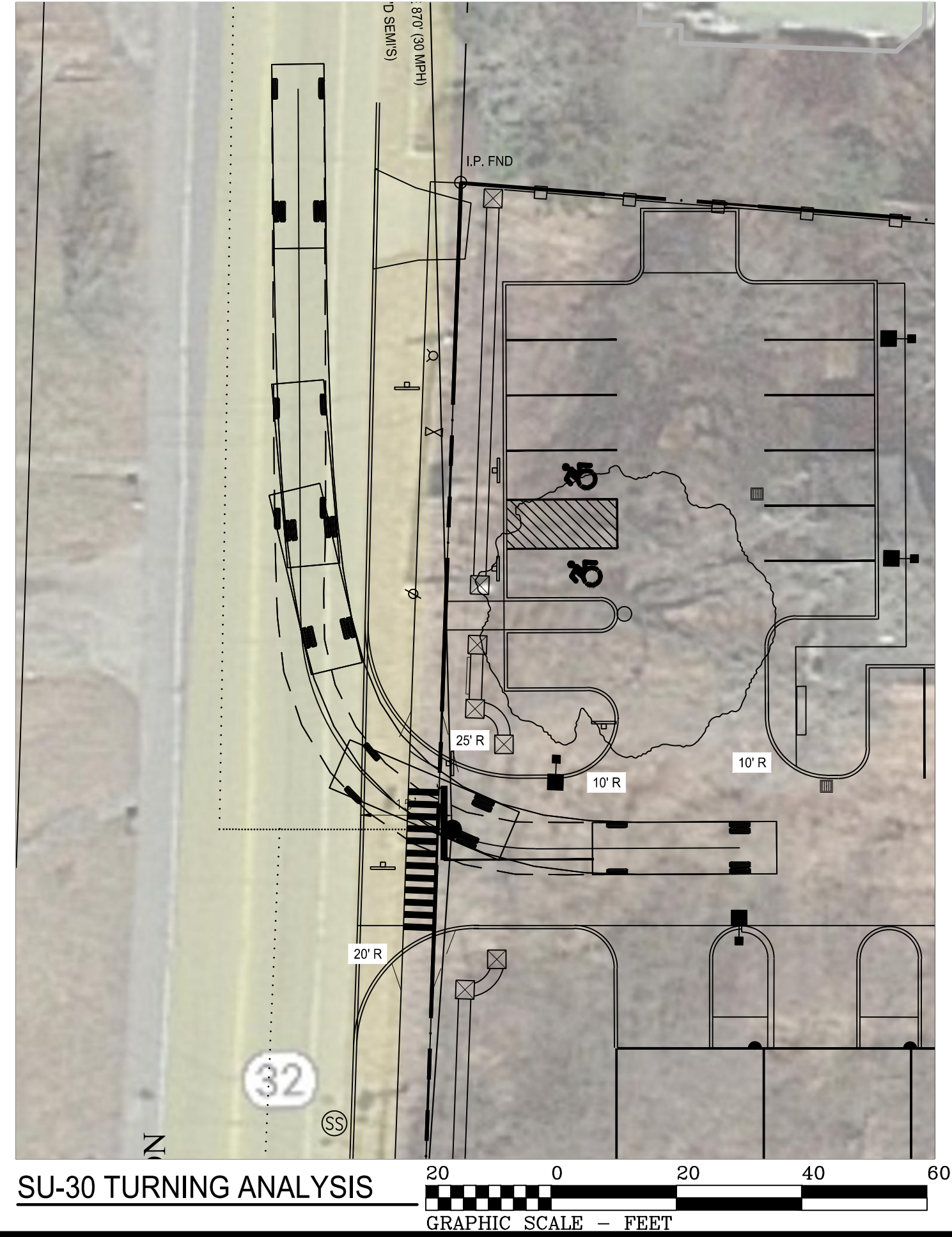
SIGN LEGEND

SIZES: 1' CONN.	SIZES: 1' CONN.	SIZES: 1' CONN.

Parking	Requirement	Unit	Required	Provided
Condominium Units (Sect 14A.3.d)	2.5 Per Unit	22	55	
Garage				22
Front of garage				22
Additional Parking				11
Guest Parking	3 Per 10 Units	22	7	7
Total Parking Provided			62	62

Standard Spaces	Requirement	Existing	Proposed	Comments
Parallel Spaces	9'x18'		18.2.1	Regulation
Handicap Van Spaces	10'x20'			
Front of Garage Spaces	16'x18'			
	10' Min x 20' Min.		18.3.2	

DEVELOPMENT STANDARDS C-1 OZ Zone District				
STANDARD	REQUIREMENT	EXISTING	PROPOSED	COMMENTS
Minimum Lot Area	10000	79607	No Change	
Minimum Lot Frontage	80	197.3	No Change	
Minimum Building Setbacks				
Front Yard	30 Ft.	66.9 Ft.	92.1 Ft.	
Side Yard (to Commercial Zone)	15 Ft.	15 Ft.	15 Ft.	
Rear Yard (to Residential Zone)	30 Ft.	181.3 Ft.	N/A	
Rear Yard	30 Ft.	181.3 Ft.	75.2 Ft.	
Maximum Height	No Limit	N/A	N/A	
Building Coverage		3.0%	25.6%	
Lot Coverage (Total Impervious)		3.0%	56.7%	



APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION
 CHAIRMAN _____ DATE _____
 APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION
 CHAIRMAN _____ DATE _____
 EXPIRATION DATE _____
 SEC PLAN APPROVAL DATE _____